

74-A-20

SINGLE - FAMILY RESIDENTIAL

FAIRFIELD DISTRICT

C-13C-99



C-13C-99 9/30/99

P. 002

TEL: 8042852258

WILTON DEVELOPMENT

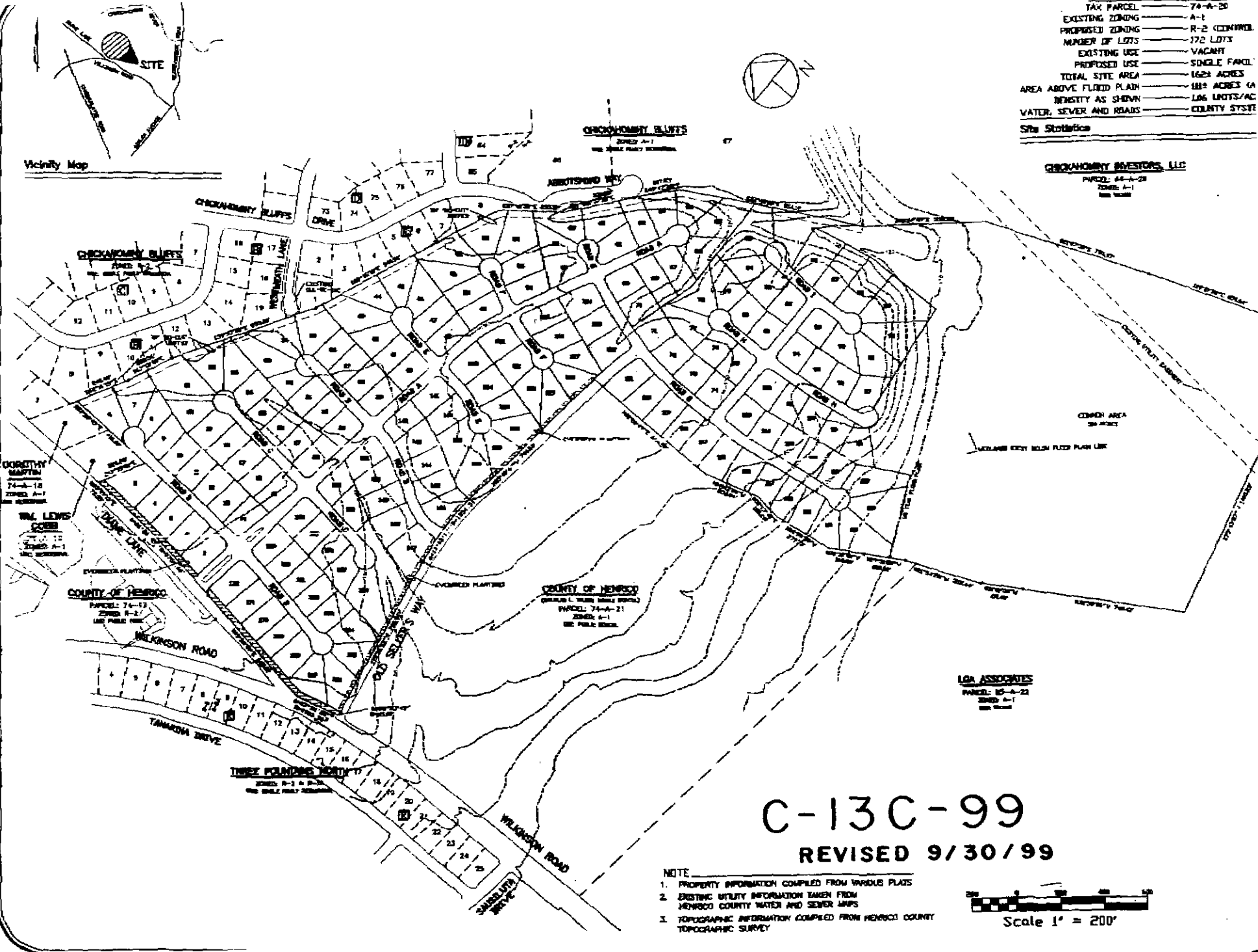
SEP. -30' 99 (THU) 09:14

TAX PARCEL	74-A-20
EXISTING ZONING	A-1
PROPOSED ZONING	R-2 (CONTROL)
NUMBER OF LOTS	172 LOTS
EXISTING USE	VACANT
PROPOSED USE	SINGLE FAMIL
TOTAL SITE AREA	1624 ACRES
AREA ABOVE FLOODED PLAIN	181 ACRES CA
DENSITY AS SHOWN	1.06 UNITS/AC
WATER, SEWER AND ROADS	COUNTY SYSTE

Site Statistics

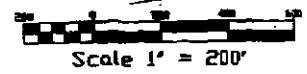
CHICKENHMY INVESTORS, LLC
 PARCEL: 64-A-23
 ZONED: A-1
 100 ACRES

LGA ASSOCIATES
 PARCEL: 15-A-21
 ZONED: A-1
 100 ACRES



C-13C-99
REVISED 9/30/99

- NOTE
1. PROPERTY INFORMATION COMPILED FROM VARIOUS PLATS
 2. EXISTING UTILITY INFORMATION TAKEN FROM HENRICO COUNTY WATER AND SEWER MAPS
 3. TOPOGRAPHIC INFORMATION COMPILED FROM HENRICO COUNTY TOPOGRAPHIC SURVEY



COUNTY OF HENRICO

December 21, 1999



Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-13C-99

Wilton Development Corp.
6421 Rigsby Rd.
Richmond, VA 23226

Gentlemen:

The Board of Supervisors at its meeting on December 14, 1999, granted your request to conditionally rezone property from A-1 Agricultural and C-1 Conservation Districts to R-2 One Family Residence District and C-1 Conservation District, Parcel 74-A-20, described as follows:

Beginning at a point in the eastern right of way line of Wilkinson Road and the northern right of way line of Old Sellars Way, said point being the southwesterly corner of the herein described parcel of land. Thence along the eastern right of way of said Wilkinson Road on a curve to the left with a Radius of 2903.92' a central angle of 03°-35'-23" and a length of 181.94' to a point at the intersection of the eastern right of way of Wilkinson Road and the eastern right of way of Diane Lane. Thence along the eastern right of way line of said Diane Lane N 09°-36'-00" E 605.81' to a point, Thence on a curve to the left with a Radius of 5754.60' a central angle of 06°-26'-45" and a length of 647.40' to a point, Thence N 03°-09'-15" E 72.55' to a point, Thence leaving said right of way S 62°-16'-15" E 226.28' to a point, Thence N 03°-38'-45" E 416.00' to a point, Thence with the southern line of Chickahominy Bluffs the following courses and distances: S 62°-16'-15" E 246.40', S 67°-13'-40" E 222.56', S 59°-33'-20" E 693.00', S 68°-36'-10" E 940.92', S 37°-40'-50" E 293.52', S 51°-57'-15" E 330.00', S 49°-47'-35" E 207.23', S 27°-40'-00" E 854.14' to a point at the southwest corner of Chickahominy Bluffs and the northwest corner of the land now or formerly Chickahominy Investors LLC. Thence along the western line of said Chickahominy Investors LLC. S 41°-04'-45" E 550.30' to a point, Thence S 21°-07'-30" E 785.97' to a point, Thence S 19°-21'-30" E 659.54' to a point, Thence S 19°-22'-18" E 137.46' to a point in the line of said Chickahominy Investors LLC and the northeast corner of the land now or formerly L.G.A. Associates, Thence with the northern and eastern line of said L.G.A. Associates: S 75°-43'-57" W 1405.23' to a point, Thence N 30°-58'-26" W 748.43' to a point, Thence N 31°-01'-50" W 191.40' to a point, Thence continuing along the eastern line of said L.G.A. Associates and the eastern line of the land of the County School Board of Henrico the following courses and distances: N 21°-54'-20" W 352.44', N 29°-31'-50" W 188.92, N 30°-38'-00" W 168.80', N 08°-06'-50" W 277.73', N 08°-17'-40" E 120.29', N 14°-43'-00" W 256.04', N 02°-00'-49" E 664.57' to a point in the northern right of way line of Old Sellars Way, Thence with the northern right of way line of said Old Sellars Way N 83°-40'-44" W 740.68' to a point, Thence with a curve to the left with a Radius of 1334.51' a central angle of 17°-03'-13" and a length of 397.21' to a point, Thence S 79°-16'-03" W 786.94' to a point, Thence with a curve to

the right with a Radius of 25.00' a central angle of 88°-55'-26" and a length of 38.80' to the point of beginning, containing approximately 162 acres.

The Board of Supervisors accepted the following proffered conditions, dated December 14, 1999, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Access Limitations to Westmeath Lane: There shall be no connection of any roads on the Property to Westmeath Lane.
2. Access Limitations to Chickahominy Bluffs Drive and Abbotsford Way: There shall be no connection of any roads on the Property to Chickahominy Bluffs Drive and Abbotsford Way except for an emergency access at the intersection of Chickahominy Bluffs Drive and Abbotsford Way. The emergency access shall be no greater than twenty (20) feet in width. It shall have an appropriate base, be covered by soil, be a grassed area and be supplemented with landscaping. The emergency access shall be accessible by roll curb and shall be secured by a chain with decorative posts. The features of the emergency access shall be as approved by the Henrico County Traffic Engineer.
3. Access Limitations to Diane Lane: There shall be no direct vehicular access to or from any residential lot developed on the Property to and from Diane Lane.
4. Finished Floor Area: All residential dwellings located on any lot abutting any portion of the Chickahominy Bluffs Subdivision shall have a minimum of 2,800 square feet of finished floor area. All residential dwellings located on any lot abutting any portion of Diane Lane or Wilkinson Road shall have a minimum of 2,000 square feet of finished floor area.

At the conclusion of the construction of the residential dwellings on the Property, the average of finished floor area of such dwellings shall be at least 2,400 square feet.

At the conclusion of the construction of the residential dwellings on the Property, there shall be at least 30 residential dwellings with a minimum of 2,600 square feet of finished floor area, at least an additional 35 residential dwellings with a minimum of 2,400 square feet of finished floor area, at least an additional 40 residential dwellings with a minimum of 2,200 square feet of finished floor area, and at least an additional 35 residential dwellings with a minimum of 2,000 square feet of finished floor area. The remaining residential dwellings shall have a minimum finished floor area of 1,800 square feet.

On January 1st and July 1st of each year, the developer will provide to the County a tabulation of the floor area of all houses under construction or constructed to demonstrate compliance with this proffer.

- c. All residential dwellings on the Property shall have private driveways serving the residence and all driveways shall be constructed of asphalt or concrete aggregate.
 - d. A tree preservation area a minimum of thirty (30) feet in width shall be provided adjacent to any lot in the Chickahominy Bluffs Subdivision. This tree preservation area shall be left in its natural state. There shall be no roads, buildings, fences, or other improvements in such tree preservation area. To the maximum extent possible, all utilities or drainage easements placed on the Property in the tree preservation area after the rezoning shall run generally perpendicular to such area. Homeowners shall be notified of the tree preservation area at the time of the purchase of the home.
11. Flag Lot Regulation: There shall be no "stem shaped" flag lots developed on the Property.
 12. Irrigation Systems: There shall be irrigation systems in the landscaped areas along Diane Lane.
 13. Phasing of the Development: The development shall be phased over a five year period with no more than a total of 35 occupancy permits issued by September 1, 2000, no more than a total of 70 occupancy permits issued by September 1, 2001, no more than a total of 105 occupancy permits issued by September 1, 2002, no more than a total of 140 occupancy permits issued by September 1, 2003, and no more than a total of 178 occupancy permits issued by September 1, 2004. This is exclusive of any model homes.
 14. Curbing: The subdivision shall be developed with curb and gutter.
 15. Subdivision Approval; Diane Lane-Wilkinson Road Access: Upon obtaining rezoning of the Property, the Owner shall seek in a timely manner all the necessary approvals and land transfers from the County of Henrico for the realignment of Diane Lane-Wilkinson Road generally consistent with the attached Exhibits titled Sterling Forest Entrance and Diane Lane-Wilkinson Road Access.

Provided all necessary approvals and land transfers have been acquired from the County of Henrico prior to the filing of the subdivision approval, the subdivision approval for the Property shall seek such subdivision approval and realignment of Diane Lane-Wilkinson Road generally consistent with the attached Exhibits titled Sterling Forest Entrance and Diane Lane-Wilkinson Road Access.

In the event that the subdivision approval is granted generally consistent with such exhibits, the maximum number of lots on the Property shall be 178.

The model home on the Property shall have a minimum of 2,600 square feet of finished floor area.

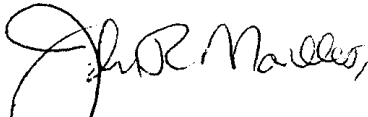
Fifteen of the first 35 residential dwellings on the Property shall have at least 2,600 square feet of finished floor area.

5. Plantings - Diane Lane: There shall be a 25 foot landscaped area abutting Diane Lane, which shall not be included in any lot. In such landscaped area there shall be a double row of evergreens, staggered ten (10') on center, and a white three rail heavy vinyl fence. Such evergreens and fencing shall be generally consistent with the attached exhibit titled Diane Lane Buffer. All such plantings shall be installed prior to the approval of any certificate of occupancy for any dwelling on the Property except model homes. The maintenance of the landscaped area shall be the responsibility of the homeowners association.
6. Foundations: The visible portions of exterior residence foundations shall be constructed of brick or stone. All steps shall be brick except for country porches and decks, which shall have wood steps with brick piers.
7. Chimneys: All chimneys shall be brick or stone. No cantilevered chimneys shall be allowed.
8. Utilities: All utilities (e.g. electricity, cable, telephone, and gas) installed on the Property after the rezoning shall be installed underground.
9. Maximum Number of Lots: There shall be no more than 175 lots on the Property unless increased per Proffer No. 15.
10. Covenants: Prior to or concurrent with the recordation of a subdivision plat approved by the County, there shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia a document setting forth the controls on the development and maintenance of such portions of the Property. The provisions in such documents shall identify and set forth the requirements of all proffered conditions. Those provisions shall also include the following requirements:
 - a. A landscaping package of a minimum of \$600 per dwelling, standardized mailboxes and lampposts, concrete sidewalks to all homes, and skylights only in the rear of dwellings.
 - b. On any lot abutting Old Sellers Way (adjacent to the soccer field) there shall be a planted row of evergreens generally adjacent to the right of way line of Old Sellers Way as approved at the time of subdivision review. All such planting shall be installed prior to the approval of any certificate of occupancy for any dwelling on the Property except model homes.

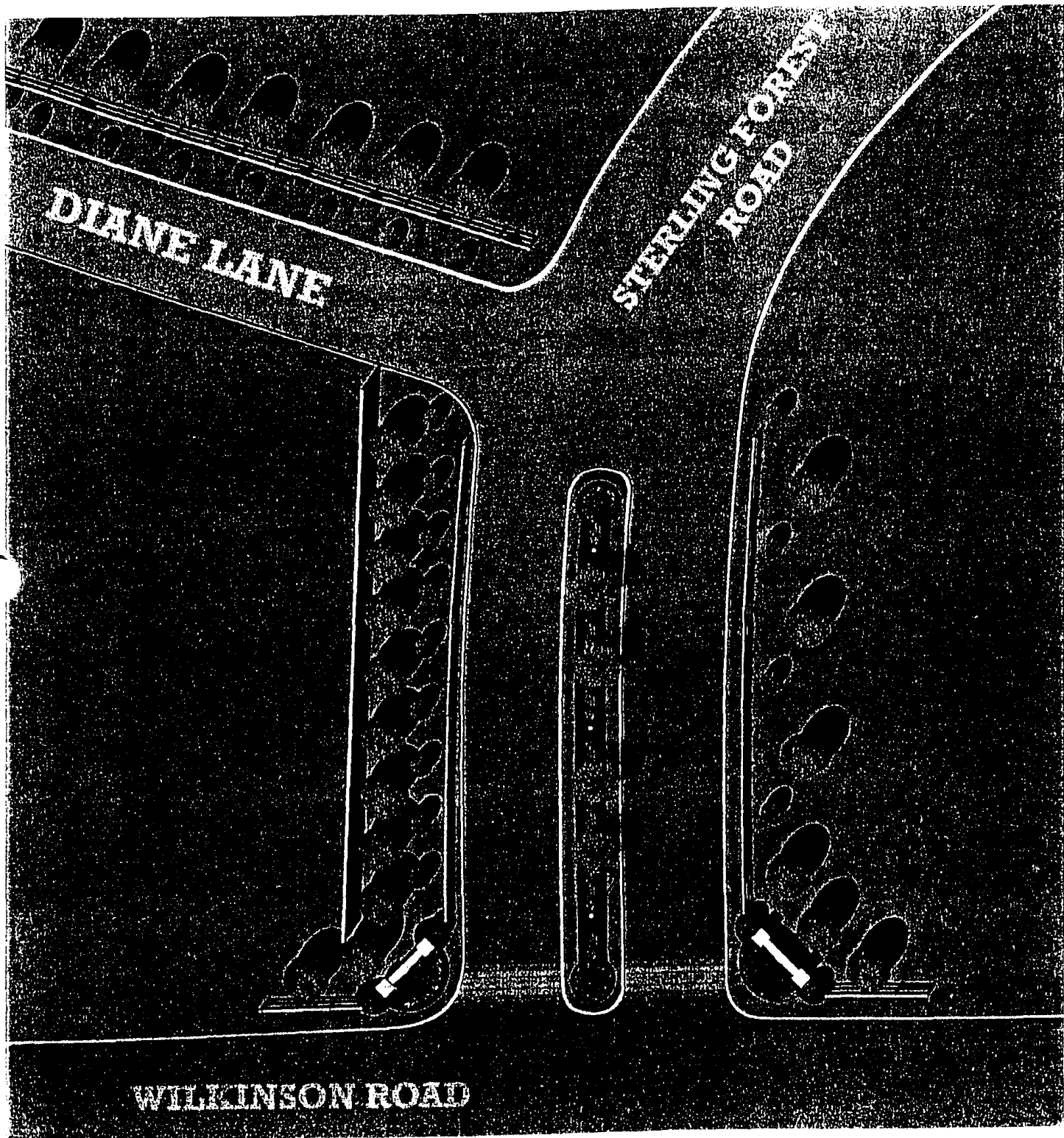
16. Size of Lots Adjacent to Chickahominy Bluffs: Any lot abutting any portion of the Chickahominy Bluffs Subdivision shall have an average square footage of 24,000 square feet.
17. Severance: The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,


for Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Ralph L. Axselle, Esquire
Lawrence Chrysler Plymouth Corp.



**Sterling Forest Entrance and
Diane Lane-Wilkinson Road Access**

Sterling Forest Entrance and Diane Lane-Wilkinson Road Access



Sheirman Associates

Diane Lane Buffer

